



## BOARD OF ADJUSTMENT VARIANCE APPLICATION

Case Number: C10- 18-06 Activity Number: TIFSA00217 Date Accepted: 5/18/18**PROPERTY LOCATION INFORMATION**Property Address: 2945 N. FontanaProject Description: place caboose in front yardZoning: R-2 Property Size (sqft): 72,000Number of Existing Buildings: 1 house Number of Stories: 1 Height: 14'Legal Description: Coronado Heights Lots 598 BLK 20- 03115Pima County Tax Parcel Number/s: 10 71 2089C**APPLICANT INFORMATION** (The person processing the application and designated to receive notices):APPLICANT: Jane R. Evans / Gene JosephADDRESS: 2945 N. FontanaPHONE: ( 520 ) 971-8874 FAX: ( ) N/A EMAIL: jre @ lithops.comPROPERTY OWNER (If ownership in escrow, please note): Jane R. Evans / Gene JosephADDRESS: 2945 N. FontanaPHONE: ( 520 ) 971-8874 FAX: ( ) N/A EMAIL: jre @ lithops.com

PROJECT TYPE (check all that apply):

- ☐ New building on vacant land  
☐ New addition to existing building  
☐ Existing building needs permits  
☐ Landscaping / Screening substitution

- ☐ Change of use to existing building  
☐ New building on developed land  
☐ Modification to wall/fence height  
☒ Other place caboose  
in front yard

Related Permitted Activity Number(s): T 18CM 01847

I hereby certify that all information contained in this application is complete and true to the best of my knowledge.

Jane R. Evans  
SIGNATURE OF OWNER/APPLICANT5-15-18

Date



## BOARD OF ADJUSTMENT - PROJECT DESCRIPTION

Provide a description of the project including, but not limited to its lot area, square footage of proposed or existing structures, proposed use/s, is a multiphase project, etc. If this project is the subject of a rezoning or special exception request, HPZ review, or a zoning violation, please provide current status of that case.

We would like to place a caboose on our property. Our property is 240' x 300' or 72,000 square feet. Our house is set on the rear of the property leaving most of the undeveloped land in front of our house.

The caboose will be used for storage and for our visual pleasure. The caboose is 255 square feet.

We have chosen the site location for the caboose because this site will require the removal of the fewest number of plants.

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APPLICANT'S REQUEST TO THE BOARD OF ADJUSTMENT

Provide applicable UDC Section reference, what is required and what is proposed/provided for each variance requested.

UDC Section 3.10.1

Zoning has required a variance to place the  
caboose in front of our house. Zoning has  
said the caboose is allowed on the property and  
it has said the placement from property lines  
is fine - however because placement of the  
caboose will be in front of our house a variance  
must first be received before the caboose can  
be delivered.

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## BOARD OF ADJUSTMENT – REQUIRED FINDINGS

Arizona State Statutes and UDC Section 3.10.3.K. state that the Board may grant a variance only if the variance request complies with each and every one of these "Findings" in full. It is up to the applicant to explain to the Board how the request complies with each Finding. **Important Note:** Do not leave any "Finding" unanswered or marked "Not Applicable" or "N/A".

1. That, because there are special circumstances applicable to the property, strict enforcement of the UDC will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district;

This property has been built with the house at the rear of the property. The undeveloped land is all in front of the house. Because the property is so large there is ample room at the front of the property for the caboose.

2. That such special circumstances were not self-imposed or created by the owner or one in possession of the property;

The house was built 30 years ago at the rear of the property. Many plants have been planted on this property and placement of the caboose has been chosen to prevent the loss of vegetation.

3. That the variance granted is subject to such conditions as will assure that the adjustment authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located;

The placement of the caboose will be 50' away from the nearest neighbor so no shade will be cast on the neighbor. In addition, the caboose will be used for storage and no one will occupy the structure so no neighbor issues should occur.

4. That, because of special circumstances applicable to the property, including its size, shape, topography, location, and surroundings, the property cannot reasonably be developed in conformity with the provisions of the UDC;

The house was built at the rear of the property for privacy. The property has been heavily vegetated for additional privacy. There is no room behind the house for the caboose. Placement of the caboose has been selected so no trees will be removed.

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BOARD OF ADJUSTMENT – REQUIRED FINDINGS (CONTINUED)

5. That the granting of the variance shall not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;

*The caboose will not be visible from neighboring properties.  
The caboose will be behind a fence with a closed gate.  
The caboose will not be accessible to the general public.*

6. That the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase congestion, or substantially diminish or impair property values within the neighborhood; and,

*As stated above in #3 & #5 granting the variance will not  
impinge on our neighbors. The caboose will not change the light  
or air movement or increase congestion on any nearby  
properties.*

7. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the UDC provisions that are in question.

*This statement is true.*

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CDRC TRANSMITTAL

**FROM:** Michael Moreno *MM*  
Planning Tech

**PROJECT:** 2945 N Fontana Avenue  
Tucson Az. 85705

**TRANSMITTAL:** T18CM01847

**COMMENTS:** The following comments are for the purpose of applying for a variance before the Board of Adjustment (UDC Section 3.10.1).

This site is located in the R-2 zone (UDC 4.7.9). A single-family residence (SFR) is a permitted use in this zone (Table 4.8-2). See Use-Specific Standards 4.9.7.B.5 - 9. The minimum setback to the front street perimeter property line is the greater of twenty (20) feet, or one and one-half (1 ½) the height of the proposed wall ((UDC 6.4.5.C.1.a). The applicant is proposing to set a caboose on the front property which will be used for storage.

PER UDC SEC 6.6.3.D. THE TOTAL GROSS FLOOR AREA (GFA) *(MM)*  
OF ALL ACCESSORY STRUCTURES SHALL NOT EXCEED 50% OF THE  
GFA OF THE PRINCIPAL STRUCTURE, ACCESSORY STRUCTURES LESS  
THAN 200 SQFT GFA ARE EXEMPT FROM THIS REQUIREMENT.

BASED ON A TOTAL <sup>3,615</sup> SQUARE FOOTAGE OF ALL ACCESSORY STRUCTURES  
GREATER THAN 200 SQFT, AND A TOTAL GFA OF 2000 SQUARE  
FEET FOR THE RESIDENCE, A VARIANCE WILL BE REQUIRED TO  
EXCEED 50% OF THE GFA OF THE RESIDENCE. <sup>EXISTING & PROPOSED</sup>





## Pima County Geographic Information Systems

# Parcel 107-12-089C

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Read the [Disclaimer](#). Information on this page is **unofficial**.

### Mail name and address

107-12-089C  
EVANS JANE R & JOSEPH GENE E JT/RS  
2945 N FONTANA AVE  
TUCSON AZ 85705-4629

### Legal description

CORONADO HEIGHTS LOTS 5 & 8 BLK 20

### Situs (property) address

[\(About situs addresses\)](#)

Street Address	Jurisdiction	Postal City	Zip Code
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2945 N FONTANA AV	TUCSON	TUCSON	<a href="#">85705</a>
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### Information for this parcel

- For **Assessor parcel details**, copy and paste Parcel ID **10712089C** into the [Pima County Assessor's Parcel Search](#). We cannot link directly. Also see [Assessor Record Maps](#).
- [Real Estate Property Tax Inquiry](#) and [Property Tax Statement](#) from the [Pima County Treasurers's Office](#).
- **Recorded Information** from the [Pima County Recorder's Office](#)
  - A **Recorded Document** is not available here because the Assessor parcel record does not have Docket/Page or Sequence numbers. The parcel may have an associated redorded document that isn't documented here. Recorded documents may be researched at the [Pima County Recorder's web site](#) using free [Public Research](#) or paid [Subscriber Access](#).
  - [Voter Precinct and Districts](#)
- [Subdivision Plat Map](#) for Book 3, Page 115.
- Pima County [Sanitary Sewer Connection Search](#) from the [Pima County Regional Wastewater Reclamation Department](#)
- **Permits** from [Pima County Development Services](#)
  - [Permit Database Search](#)
  - [Historical Permit Cards](#) - Prior to about 1998
- [Development Activity Records](#) (permit, plat, rezoning) from [City of Tucson Planning and Development Services](#) [Property Research Online](#).
- [Section Information and Maps](#) for Township 13S, Range 13E, Section 36.  
This parcel's GIS [overlay details Grids group](#) is a **more complete analysis** of sections when parcel boundaries extend outside of the listed section.

# ASSESSOR'S RECORD MAP

CORONADO HEIGHTS  
BLOCKS (001-064)

## DETAIL 5

107-12



SEE BOOK 03 PAGE 115 M&P  
2018-1

S36.113SR13E

0 75 150 225 300

FEET

King  
County  
Assessor



April 9, 2018

Subject: Neighborhood meeting for our Board of Adjustment Variance Application

Dear Neighbor,

We would like to invite you to a neighborhood meeting at 5:30 pm on Saturday April 21, 2018. The meeting will be held at 2945 N Fontana.

We would like to purchase a Southern Pacific Caboose and place it on our property. Because of the layout of our property the Caboose will need to be placed on the East end of the property in front of our house. In order for this to happen we must apply for a variance with the City of Tucson. The Unified Development Code (UDC) requires a variance for any structure placed in front of the house.

A plan showing the location of the proposed Caboose will be available for you to see at the meeting.

There will be a sign in sheet at the meeting, please be sure to sign in. If you are not able to attend the meeting and have questions regarding this meeting and project please feel free to call us at 628-8773.

A formal application for the variance will be submitted to the City of Tucson Planning & Development Services Department. Once our application is processed, we will be scheduled for a Board of Adjustment public hearing in which you may attend and speak at if so desired. You will receive an official notice from the City as to the date, time and place of the Board of Adjustment public hearing as well as a comment form that you may fill out regarding our project.

Note: Any notified party may submit written comments to the Department Director prior to the public hearing and/or speak at the public hearing.

Thanks and we look forward to meeting you,

Jane Evans and Gene Joseph

I sold Jane Evans 65 first class postage stamps for her City of Tucson Variance letter

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DESERT FOOTHILLS  
1700 E RIVER RD  
TUCSON  
AZ  
85718-9998  
0388860728  
04/09/2018 (800)275-8777 3:41 PM

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Product Description	Sale Qty	Final Price
Vac/Hld Mail Pkup	1	
US Flag Coil/100	1	\$50.00

(Unit Price:\$50.00)



Total \$50.00

Debit Card Remit'd \$50.00

(Card Name:VISA)  
(Account #:XXXXXXXXXX5600)  
(Approval #:  
(Transaction #:486)  
(Receipt #:009003)  
(Debit Card Purchase:\$50.00)  
(Cash Back:\$0.00)  
(Entry Mode:Chip)  
(AID:A0000000980840)  
(Application Label:US DEBIT)  
(PIN:Verified by PIN)  
(Cryptogram:F8F881D9C587EE36)  
(ARC:00)  
(CVR:420000)  
(IAD:06010A03600000)  
(TSI:6800)  
(TVR:8000048000)

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your mobile device:

April 21, 2018 Sign in sheet for  
2945 N. Interoceanic Variance

Mark W. Perry 236 E BlackLidge

Jean Walkosz 245 E - LAGUNA ST

John Fields 215 E Laguna St.

Ransom Berke 325 E Laguna St



**From:** Jane Evans <janeevans05@gmail.com>  
**To:** Mark Castro <mark.castro@tucsonaz.gov>  
**Date:** 05/14/2018 2:33 PM  
**Subject:** Summary letter for Variance request at 2945 N Fontana

Hi Mark,

On Saturday evening, April 21, 2018 I held our neighborhood meeting for the Variance Request at 2945 N Fontana

I had a copy of the plans available for review by neighbors. Four neighbors came to see the site. With each neighbor I showed them the plan and took them to the proposed Caboose location. I had the location marked out on the ground so they could see the footprint as well as the distance it would be from each property line.

The neighbors asked about the height of the Caboose and I explained that to them. The only comment I received was that it wouldn't be as high as a shed the closest neighbor has.

The neighbors were excited about the project and the only negative comment I received was that "it won't be visible from the street". She wants to be able to see it in the neighborhood.

Sincerely,

Jane Evans  
2945 N Fontana  
Tucson, AZ 85705  
520-971-8874

# Mark Castro - Re: Board of Adjustment - Posting for 2945 N Fontana Ave

**From:** Jane Evans <janeevans05@gmail.com>  
**To:** Mark Castro <Mark.Castro@tucsonaz.gov>  
**Date:** 05/31/2018 1:12 PM  
**Subject:** Re: Board of Adjustment - Posting for 2945 N Fontana Ave

Mark,  
I saw these things this morning and thought I needed to get them to you! Here they are,  
Jane

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DESERT FOOTHILLS
1700 E RIVER RD
TUCSON
AZ
85718-9998
0388860728
05/22/2018 (800)275-8777 3:30 PM
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Product      Sale      Final
Description  Qty      Price
Purple Heart 1      60      $30.00
2
  (Unit Price:$0.50)
Total      -      -      $30.00
Debit Card Remit'd      -      $30.00
(Card Name:VISA)
(Account #:XXXXXXXXXX5600)
(Approval #: )
(Transaction #:032)
(Receipt #:009578)
(Debit Card Purchase:$30.00)
(Cash Back:$0.00)
(Entry Mode:Chip)
(AID:A0000000980840)
(Application Label:US DEBIT)
(PIN:Verified by PIN)
(Cryptogram:DEDCB708DB222440)
(ARC:00)
(GVR:420000)
(IAD:06010A03600000)
(TSI:6800)
(TVR:8000048000)

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or scan this code with  
your mobile device:

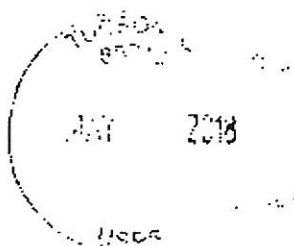


or call 1-800-410-7420.

YOUR OPINION COUNTS

Bill #: 840-58520168-1-2000272-1  
Clerk: 49

This letter is to verify that Jane Evans is mailing 65 letters from the USPS on  
May 22, 2018





## Mark Castro - Re: Summary letter for Variance request at 2945 N Fontana

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**From:** Jane Evans <janeevans05@gmail.com>  
**To:** Mark Castro <Mark.Castro@tucsonaz.gov>  
**Date:** 05/18/2018 7:45 AM  
**Subject:** Re: Summary letter for Variance request at 2945 N Fontana

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Thanks Mark,  
 I added it in two places.  
 Thanks for the help.  
 Jane

May 17, 2018

Subject: Neighborhood meeting for our Board of Adjustment Variance Application

Dear Neighbor,

You may remember receiving a letter from us announcing a meeting at our house, 2945 N Fontana, to give you an opportunity to review plans and see the proposed location of the Southern Pacific Caboose we hope to obtain. Thanks to those that attended.

It has been brought to our attention that we need to ask for an additional variance for the Caboose.

Per UDC Section 6.6.3, The total gross floor area (gfa) of all accessory structures shall not exceed 50% of the gfa of the principal structure. Accessory structures less than 200 square feet gfa are exempt from this requirement.

The square footage of the Caboose 255 square feet exceeds the 200 square foot exemption. In addition we have a carport, greenhouse and shade structures that exceed the 50% limit.

For this reason we will be asking for an exemption to place the Caboose in the front of our house and also an exemption to exceed the 50% gfa of the principal structure (our house).

If you have any questions about this request please call me, Jane Evans at [520-971-8874](tel:520-971-8874) or email me at [janeevans05@gmail.com](mailto:janeevans05@gmail.com) and I'll be happy to answer any questions you might have.

A formal application for the variance has been submitted to the City of Tucson Planning & Development Services Department. Once our application is processed, we will be scheduled for a Board of Adjustment public hearing in which you may attend and speak at if so desired. You will receive an official notice from the City as to the date, time and place of the Board of Adjustment public hearing as well as a comment form that you may fill out regarding our project.

Note: Any notified party may submit written comments to the Department Director prior to the public hearing and/or speak at the public hearing.

Sincerely,

Jane Evans and Gene Joseph  
 2945 N Fontana

On May 18, 2018, at 7:20 AM, Mark Castro <[Mark.Castro@tucsonaz.gov](mailto:Mark.Castro@tucsonaz.gov)> wrote:

Perfect, thank you Jane. I will get the labels in the mail today.

Mark

>>> Jane Evans <[janeevans05@gmail.com](mailto:janeevans05@gmail.com)> 05/16/2018 9:14 PM >>>  
 Hi Mark,

Attached is the new letter. I hope I covered everything.  
 I would appreciate it if you would mail the labels to me and I'll send them out asap and get you the receipt from the PO.